

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00134 Vanderhorst**

Approved Development

1. This approval authorizes the following:
 - a. No more than 52 temporary events (including non-profit events) per calendar year which shall be limited as follows:
 - b. 48 regular events with up to 225 guests;
 - c. 4 large events for 226 to 400 guests
 - d. Events shall be limited to the hours of 10 am to 10 pm.
 - e. Amplified music shall be allowed until 10 pm.
 - f. Conversion of existing horse barns into eight B&B lodging units;
 - g. Remodel of an existing caretaker residence;
 - h. New equestrian-related incidental dry camping for 10 vehicles and/or trailers;
 - i. Modification to the 1,000 feet setback from property line for incidental camping;
 - j. New parking area for 14 car spaces including accessible spaces for B&B lodging;
 - k. Event parking for up to 225-attendee events and off-site parking with shuttle service for larger events up to 400 attendees via a final, approved Transportation Demand Management Plan;
 - l. Extension of the existing driveway around the proposed B&B lodging and event areas;
 - m. Construction of a 20 foot wide secondary access road to Orcutt Road with all-weather surface;
 - n. Construction of a new roof over an existing equestrian arena;
 - o. Construction of a new 20' x 30' storage shed;
 - p. Realignment of the existing drainage and restoration of a riparian corridor identified in a final, approved Compensatory Wetland Mitigation Plan;
2. This authorization, once vested, shall remain valid for a period of 15 years from its effective date.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits, the applicant shall**
 - i. Submit as-built grading plans to remedy unpermitted grading work prepared by a licensed civil engineer for review and approval by the County Department of Planning and Building;
 - ii. Submit construction plans showing all development consistent with the approved site plan, landscaping plan, grading plans and floor plans.

Visual Resources

4. **(VS-1) At the time of application for construction permit(s)**, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Orcutt Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.
5. **At the time of application for construction permit**, the applicant shall show or identify suitable color palette for the new water tank to ensure low visibility from Orcutt Road.

Signage

6. **At the time of application for construction permits**, the applicant shall show on construction drawings a cumulative signage for the project not exceeding 100 square foot.

Drainage

7. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
8. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Protection Engineering Master Plan Summary Report (Collings & Associates, April 20, 2015) and the requirements of CAL FIRE/County Fire Department for this proposed project dated May 15, 2015.

Landscaping

10. **W-2 At the time of application for construction permits**, the applicant shall submit complete landscape plans for review and approval in accordance with Section 22.16 (Landscaping) and Title 19 Building and Construction Water Conservation standards.

Access

11. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Orcutt Road shall be widened to complete the project frontage shoulder to an A-1 rural road standard with a 6-foot minimum paved surface between the San Luis Obispo City limits and the primary access driveway.
 - b. Reconstruct the existing primary driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways, and County A-5 series sight distance standards.
 - c. Construction of a secondary driveway approach in accordance with County Public Improvement Standard B-1 series drawings for rural roads, and County A-5 series sight distance standards and the recommendations from Central Coast Transportation Consulting's November 17, 2015 memorandum.

- d. Removal of all existing non-permitted obstructions from within the public right-of-way along the project frontage. This may include the sections of the existing entrance wall if determined to be within the right-of-way.
- e. Drainage ditches, culverts, and other structures (if drainage calculations require).
- f. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.

Transportation and Traffic

- 12. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- 13. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
- 14. **(TR-3) Prior to issuance of construction permits**, the applicant shall submit a final Transportation Management Plan (TMP) prepared by a licensed civil or traffic engineer for review and approval by the Planning and Building Department, in consultation with the Public Works Department. The intent of the TMP will be to minimize impacts to the surrounding road network for events of any size. The elements of the TMP must include:
 - a. The recommendations from the preliminary "La Lomita Bed & Breakfast Special Events Transportation Demand Management Plan" prepared by CCRTC, dated November 2015.
 - i. Establish and implement a mandatory shuttle program for event guests and visitors, including identification of offsite park-and-ride facilities.
 - ii. Establish and implement a program that limits or prohibits guests and visitors from using their private vehicles to access events by encouraging alternative modes of transportation, high occupancy vehicle preferences, parking passes, free shuttle, etc.
 - iii. Establish a monitoring and recording program to document TMP compliance that includes event day vehicle counts for morning and afternoon peak hour trips, and total daily trips
 - b. Event traffic control plan including signage and flag-persons. Note that an encroachment permit issued by Public Works will be required for any traffic control proposed within the right-of-way.
 - c. No site event shall occur during historic community events, including the City of San Luis Marathon and Triathlon (so long as the course for those events includes use of Orcutt Rd.
 - d. Limit event delivery services to off-peak event hours.

- e. Designates a Transportation Management Plan coordinator and provides contact information. Together with implementing the TMP, the coordinator must also respond to all agency and public inquiries.
 - f. Establish and implement an enforcement program to ensure compliance with the approved TMP and a records keeping plan to substantiate compliance.
 - g. Establish and implement a procedure to request county approval for subsequent TMP amendments.
15. **EM-1** At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

Conditions to be completed prior to issuance of a construction permit.

Traffic

16. **(TR-4) Prior to issuance of construction permits**, in order to ensure adequate parking will be available to meet offsite parking demands for the proposed events per the TMP, the applicant shall obtain the necessary approvals, as required from the appropriate permitting authority for the proposed use of off-site parking facilities located either within the City or County of San Luis Obispo jurisdiction.

Air Quality

17. **(AQ-3) Prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocieanair.org/business/asbestos.php>). **Prior to final inspection or occupancy, whichever occurs first**, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

Biological Resources

18. **(BIO-1) Prior to issuance of grading and construction permits**, the applicant shall obtain Clean Water Act (CWA) regulatory compliance in the form of a permit from the U.S. Army Corps of Engineers (USACE) or written documentation from the USACE that no permit would be required for the proposed road crossing. Should a permit be required, the applicant shall implement all the terms and conditions of the permit to the satisfaction of the USACE. Permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with USACE permitting would also include obtaining and CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the USACE and RWQCB may require onsite compensatory mitigation for unavoidable permanent impacts on non-wetland waters of the U.S. habitat to achieve the goal of a no net loss of aquatic resources values and functions. **The applicant shall submit to the County, a**

written documentation of approval obtained from the USACE and RWQCB if a permit and/or compensatory mitigation plan is required.

19. **(BIO-2)** Prior to issuance of grading and construction permits, the applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the CDFW that no agreement would be required for the proposed fill of the ephemeral drainage and reservoir. Should an agreement be required, the property owners shall implement all the terms and conditions of the agreement to the satisfaction of the CDFW. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, CDFW may require onsite compensatory mitigation for unavoidable impacts on non-wetland waters of the State habitat in the form of ephemeral drainage habitat restoration plan to the extent feasible. **The applicant shall submit to the County, a written documentation of CDFW's approval of the final compensatory mitigation for permanent impacts to the riparian areas.**
20. **(BIO-3)** **Conceptual Compensatory Mitigation Plan.** Prior to issuance of grading and construction permits, the application shall submit a formal compensatory wetland mitigation and monitoring plan to the County and regulatory agencies to mitigate impacts to the 0.17 acre of US waters, 0.41 acre of State waters within the project area and any additional jurisdictional waters due to frontage improvement. The final plan shall be based on the conceptual compensatory mitigation plan (BWA Addendum, October 2015 - Oasis Associates, Inc. Sheet L-3 *Conceptual Planting Plan*). The conceptual plan included an approximate 160 foot reach of new channel, enhancement of approximately 672 feet of existing ephemeral creek channel, and 1.2 acres of riparian and upland buffer tree, shrub, and herbaceous ground cover habitat. The conceptual compensatory mitigation of 1.2 acres of created and enhanced riparian and upland buffer habitat constitutes a 7:1 mitigation ratio of impacts on non- wetland waters of the U.S. and a 3:1 mitigation ratio for impacts on waters of the State. The final approved plan may vary from this conceptual plan based on the final wetlands disturbance area, agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design.
21. **Establishment Monitoring and Success Criteria** -- The compensatory mitigation area shall be provided supplemental irrigation for plant establishment that could be upwards of three years depending on wet season rainfall. The area shall be maintained regularly for invasive weed removal and irrigation maintenance as needed. Monitoring and reporting would occur annually for a three to five year period depending on successful plant establishment and agency requirements. The compensatory mitigation would be deemed successful with at least 80 percent survival of all trees and shrubs after two years without supplemental irrigation. Alternately for shrubs, a cover of greater than 75 percent would be deemed a success. A tolerance of no greater than five percent aerial cover of non-native invasive weedy species would also be required. Given this mitigation area would be viewed as an amenity to the proposed project, ongoing maintenance and irrigation may occur well beyond the success establishment period.

Health Department

22. Prior to issuance of a construction permit, the applicant shall obtain **all** the appropriate Health Department permits. The Health Department will require the following information:

- a. If water is made available to 25 or more employees at any one time, or to members of the public, or if a kitchen will be used as a commercial kitchen, then a transient non-community water permit will be required.
- b. If a kitchen is made available to caterers, then it shall be constructed to commercial standards and the applicant shall submit kitchen plans for review and approval by the Environmental Health Department.
- c. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.
- d. Comply with all County Environmental Health Department approved pest and solid waste control plans.
- e. If plan review for a cross connection determines a device is necessary, annual device test requirements shall be required as determined by the County Environmental Health Department.

Fees

23. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

Avigation Easement

24. Prior to issuance of a construction permit, the applicant shall submit for and record an avigation easement per the approval of the County Airport Land Use Commission.

Left Turn Lane Study Agreement

25. Prior to issuance of a construction permit, the applicant must enter into an agreement with the County Department of Public Works, in a form acceptable to County Counsel, to defer construction of standard left-turn channelization at the intersection of Orcutt Road and the primary project access driveway until such time the Director of Public Works demands performance. To guarantee performance under the Agreement the applicant shall either create a lien against the property or post a security such as a performance bond or letter of credit. The Agreement must be recorded with the County Clerk-Recorder's Office as a lien on the property and be binding on successor's in interest.

Conditions to be completed prior to construction activities.

Special Status Aquatic Species

26. (BIO- 5) All project work within the ephemeral drainage and reservoir shall be conducted when no water is present within either feature. A preconstruction survey by a qualified biologist shall be conducted within 30 days of commencement of project to determine if potential suitable habitat for the California red-legged frog, foothill yellow- legged frog, and/or western pond turtle occurs within the project disturbance footprint. Should these aquatic species and/or suitable habitat be found, project work shall be delayed until the project area no longer supports aquatic habitat or these species, as confirmed by the qualified biologist. Permanent and temporary impacts on the reservoir and ephemeral drainage shall be mitigated by the implementation of the final Compensatory Mitigation Plan, as approved by the regulating resource agencies and submitted to the County for verification.

Erosion and Sedimentation

27. Erosion and Sedimentation Control – Avoid Rainy Season. Construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.
- a. Stockpiling/Placement of Fill. Short-term stockpiling or long-term placement of fill shall comply with the following wherever possible or applicable during and after all earthmoving activities. .
 - b. Be located outside of any drainage ways;
 - c. Be located outside of any habitat containing rare or endangered plant or wildlife species;
 - d. Be located as far as practical from any blue line stream (as shown on USGS maps) or streams supporting riparian habitat, and no closer than 100 feet, if located on slopes less than 10%. If located on steeper slopes (10% to 20%), setback distance shall be increased to 500 feet. No material shall be placed on slopes greater than 20%;
 - e. Be located outside of any area identified by the County as visually or biologically sensitive (e.g. County's "Sensitive Resource Areas" designation or a site specific evaluation);
 - f. Be located outside of the 100-year floodplain;
 - g. If fill is to be left permanently, soil shall be compacted to comply with the fill standards of the County Grading Ordinance and/or Uniform Building Code;
 - h. Fill slopes shall not exceed a ratio of 2-feet horizontal to 1-foot vertical;
 - i. Have a sediment and erosion control plan prepared prior to work beginning, if any fill or stockpiles are being worked, are in a disturbed state or will remain exposed during the rainy season. Temporary measures, such as covering the area or containing the area (e.g. use of straw bales and silt fencing around stockpile), shall be applied before the rainy season begins (October 15th) and be maintained to remain in good working order during the entire rainy season (until April 15th);
 - j. Adequate measures shall be applied to all disturbed portions of the project site to control dust, such as daily watering or hydromulching until vegetation cover is well established;
 - k. Any fill or stockpiling that is to be left more than 30 days shall be hydroseeded or covered immediately upon completion of the fill or stockpiling work; and
 - l. All fill material must be "clean" and free of any potentially hazardous materials or hazardous waste.

Conditions to be completed during construction.

Air Quality

28. (AQ-1 Dust Mitigation. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible,
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.

- c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
- e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- f. All dirt stock-pile areas should be sprayed daily as needed.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Access & Frontage Improvement

29. **Prior to occupancy or final inspection**, all public improvements shall be constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Fire Safety

30. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

Planning and Building

31. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Temporary Event Conditions

The following conditions apply to all temporary events authorized by this Conditional Use Permit.

32. Temporary events shall not be conducted prior to the compliance of the following conditions:
- i. Condition #3a. Submittal and approval of as-built grading
 - ii. Condition #11. Access and frontage improvement
 - iii. Condition #14. Submittal and approval of the final Transportation Demand Management Plan (TDMP)
 - iv. Condition #18-19. Permit Approval / Clearance from relevant resource agencies for work proposed in the riparian areas e.g. California Department of Fish & Wildlife, and U.S. Army of Corps Engineers.
 - v. Condition #25. Execution of a Left-Turn Study Agreement

Air Quality

33. **AQ-4** The following mitigation is required on the day(s) of the temporary event:
- a. Designated parking locations shall be:
 - i. Paved when possible;
 - ii. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 - iii. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

- b. For these unpaved sections, implement one of the following:
 - i. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
 - ii. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (See Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
 - iii. Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

34. Operational Permit Requirements. Prior to holding any temporary events, the applicant shall contact the APCD for specific information regarding operation equipment registration and APCD permits. The applicant shall submit to the Planning Department a copy of a letter of exemption for the above or a copy of any **required** APCD permits.

CalFIRE

35. Prior to the conduct of temporary events, a final Fire Protection Master Plan shall be submitted for review and approval of CalFIRE which documents the required fire safety requirements for the proposed project including temporary events.

36. A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The Fire Code Official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

37. At least 30 days prior to the initiation of events authorized under this permit, a written plan must be submitted to the Fire Code Official. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. A **field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

38. Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code - Chapter 24. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org.

39. Fire Safety and Evacuation Plan. Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans). Fire evacuation plans shall include the following:

- a. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
 - b. Procedures for employees who must remain to operate critical equipment before evacuating.
 - c. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
 - d. Procedures for accounting for employees and occupants after evacuation have been completed.
 - e. Identification and assignment of personnel responsible for rescue or emergency medical aid.
 - f. The preferred and any alternative means of notifying occupants of a fire or emergency.
 - g. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
 - h. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
 - i. A description of the emergency voice/ alarm communication system alert tone and preprogrammed voice messages, where provided.
40. **Prior to each event for the life of the project**, the applicant shall provide notification to CAL FIRE of all events in excess of 100 attendees. Notifications shall be provided at least two weeks in advance of the event, where possible. For events where advance notice is limited due to circumstances outside of the applicant's control (e.g. funerals), notification shall be given to CAL FIRE at the earliest possible opportunity. All temporary events held under this permit shall be available for CAL FIRE inspection.

Health Department

41. **Prior to holding any temporary events**, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility.
42. **Prior to holding any temporary events**, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:
- a. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.
 - b. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.
 - c. Comply with all County Environmental Health Department approved pest and solid waste control plans.

Temporary Events – Notification

43. The applicant shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through an email or letter. If a letter is used, it shall be delivered within 30 days prior to but not less than 3 days before each event occurrence. The following information shall be provided:
- a. A complete listing of all scheduled events including dates, times and number of attendees;

- b. 24-hour contact information for the on-site operator (cell phone), including e-mail and phone number, to be used to notify the operator of issues with the operation;
 - c. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation;
 - d. Any identified problems shall be responded to and addressed as soon as possible.
44. As an alternative to providing the annual listing of the events in a letter, a website may be used. If a web-site is used, notification shall first be provided by mail and contain the website address, the 24 hour local contact information and the approved number of events and attendee numbers. The website shall be maintained and kept current at all times.

Temporary Events – Noise

45. The project shall comply with the noise limits in the County Noise Element. From 8 a.m. to 10 p.m. (daytime), noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10 p.m. to 7 a.m. (nighttime), noise levels at the property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and an impulsive noise level of 60 dB.
46. **For the life of the project**, the applicant shall designate an employee to serve as a noise monitor. The noise monitor shall be available by telephone to respond to any noise complaints. The applicant and successors in interest shall provide a telephone number to reach the designated noise monitor to the County and any neighbor who requests it. The telephone number provided shall allow the County and/or neighbor to reach the noise monitor during all events.

Temporary Events – Days and Hours

47. Temporary Events shall start no sooner than 8 a.m. and end by 10 p.m. each day. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m.

Time Limit

48. Events under this Conditional Use Permit are subject to the following limitations:
- a. Events may not occur over more than 12 consecutive days.
 - b. Events may not occur over more than 4 consecutive weekends.
 - c. A Temporary Event shall last no more than one day each.
 - d. Outdoor amplified music shall be limited to the area immediately adjacent to the B&B event lawn area used for temporary events. All amplified music shall end no later than 10pm.

Rental Agreement

49. **Prior to occupancy or final inspection and prior to initiation of public events**, the applicant shall submit to the county a copy of a formal rental agreement for groups making use of the event site. The rental agreement shall include the disclaimer that outdoor amplified music will not exceed prescribe noise standards at the property line. The rental agreement shall identify an on-site manager to be present during all events who will have a basic sound level meter to verify conformance with standards and to correct problem situations.

Number of Attendees Allowed On-site

50. The property owners shall enforce the intent of the Transportation Management Plan prepared by Central Coast Transportation Engineering, dated November 30, 2015, and shall not allow more 400 attendees on-site at any event.

Event Signs/Banners

51. **For the life of the project**, banners, signs, or decorative materials on the project site are limited to being posted on the day of the event, and shall be removed by the following day.

After Event Day Trash

52. **For the life of the project**, the site shall be kept clean and free of trash and debris during each event and such materials shall be prevented from passing onto neighboring properties.

On-going conditions of approval (valid for the life of the project)

Time Limits

53. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070. The bed & breakfast shall be considered valid and in force upon building final inspection. The temporary events and incidental camping shall be considered valid and in force upon the first occurrence of event onsite per Land Use Ordinance Section 22.64.090.
54. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Violation

55. It is unlawful for any person to use or allow the use of property in violation of the provisions of this Section. The penalties for violation of this Section are set forth in Chapter 22.74 of this Title (Enforcement). Additional penalties for violation of this section may include revocation of the land use permit. A land use permit including any Zoning Clearance may not be issued if there is an active violation on the site or if 3 substantiated complaints have been received by the Department in any consecutive six month period. If substantiated complaints have been received by the Department more than three times in any consecutive six month period, this shall be grounds for revocation of the Land Use Permit consistent with this Title.

Access

56. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid Encroachment Permit issued by the Department of Public Works.
57. All gates located along both primary and secondary access roads must remain open and unlocked during all events. **For the life of the project**, at no time shall vehicles be stopped or parked on Orcutt Road.

Bed and Breakfast

58. The bed and breakfast shall be operated in a manner that promotes the ongoing agricultural activities on the project site. If the bed and breakfast is not operated in such a manner, then the bed and breakfast use shall be discontinued and the horse barn shall be re-used onsite as an agricultural structure.

Parking

59. **For the life of the project**, parking for attendees shall be limited to the designated based/paved parking areas only. Event parking shall be unimproved and of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material. All combustible vegetation/material shall be cleared from designated parking areas and to within a minimum of 10 feet from each side of parking areas and driveways.

Aesthetic and Visual Resources

60. **VS-2** Exterior lighting related to events shall be turned on no earlier than 1 hour prior to the event and turned off after the end of each event. Temporary events shall occur between the hours of 10:00 am to 10:00 pm. All lighting related to events shall be turned off by 11 pm.
61. **VS-3** No up lighting of oak trees or lighting of landscaping is allowed. Minimal lighting for pedestrian safety and the onsite parking area is permitted and shall be turned off by 11pm. No permanent lighting is allowed to the overflow parking area, which shall remain unimproved. All exterior lighting shall comply with County exterior lighting ordinance Section 22.10.060.

Air Quality

62. **AQ-2** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.
63. **AQ-5** Fire pits for incidental camping can be used with the following standards:
- a. Locate fire pits at least 700 feet from the nearest residence; or,
 - b. Fire pits should be at least 100 feet apart; and
 - c. Fire pits should not be used when air quality for fine particulates (PM_{2.5}) is forecasted to exceed 100 on the Air Quality Index (AQI).
 - d. Outdoor fire pits must be operated in compliance with APCD's Rule Book 402 (Nuisance) and the facility operator shall proactively take steps to reduce air quality concern and/or nuisance when reported.

Drainage

64. **W-3 On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Recycling

65. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

Transportation Demand Management Plan

66. **On-going condition of approval (valid for the life of the project)**, the property owner(s) shall adhere to and enforce the Transportation Management Plan (TMP). Amendments to the TMP may be allowed but must be submitted by a registered civil or transportation engineer for prior approval by the County Planning and Building Department, in consultation with the Department of Public Works and the City of San Luis Obispo Community Development.